

Staff Variance Report
For
July 2, 2013 Commission Meeting

“A” category = staff recommendation is for approval with no equal alternatives because of noncompliance is not adverse.

“B” category = staff recommendation is for approval with equal alternatives as stated by the proponent.

“C” category = reserved, meaning staff believes Commission needs to discuss entirety.

“D” category = recommendation is for denial.

“I” category = incomplete (with permission of the Chairman).

“NVR” category = no variance required.

NOTE: All staff recommendations presume code statements on the variances by the applicant are correct, unless otherwise noted. This means that all code statements become conditions of the variances and, if not true, the variances would be subject to Commission sanction. All LBO and LFO responses that they have received a copy of the application for variance are in order, unless otherwise noted.

Tabled Variances:

- 13-01-36(b) C **Lafayette Family YMCA – Lafayette**
(b) *Remote exterior exits on the back of the building will not be provided with a sidewalk to the public way as required by code.* The exit discharge, “walking surface of the means of egress shall have a slip resistant surface and be securely attached”, this is interpreted to require a concrete sidewalk to the public way. The proponent advises that the code does not stipulate that the exit discharge be a paved surface and that a yard can be classified as a component of the exit discharge for a building. The hardship is the cost of installing sidewalks on the back of the building, which is estimated at approximately \$40,000.00. If the exit path away from the building is just mud or grass, how do wheelchairs get through it? Tabled at the request of the proponent. Tabled at the proponent’s request until the March meeting. Tabled at the request of the proponent until the April meeting. **Tabled at the request of the proponent until the June 4th meeting. Tabled at the request of the proponent until the December 3, 2013, meeting.**
- 13-04-9 AI **HA Cleaning Business – 920 Adams – Gary**
The building has been vacant for over a year and the sprinkler system will not be maintained as required by the code. The sprinkler system is not functioning at this time and there is no heat in the building. The building is empty except for a few machines that have not been removed. The proponent advised that there are not any combustibles in the structure. They are not planning on using the building at this time. **Tabled variance - incomplete and no proponent. Tabled at request of proponent to the June 4th meeting. Tabled no proponent.**
- 13-05-18 CI **Contractors Steel – Sprinkler Deactivation – Hammond**
The sprinkler system will be deactivated by the proponent due to the change of occupancy to an S-2 storage area for rolled steel products. The proponent advises that sprinklers are not required in S-2 occupancies storing low hazard steel products. The hardship is

that the sprinkler system has discharged without a fire being present in the past. Deactivating the sprinkler will prevent damage to the steel being stored. No drawings were submitted. How large is the building? They did not advise they were going to remove the system as required by the GAR. There was no mention about a dry system being installed in lieu of the wet system. Should this not be a variance from the GAR? **Tabled to get more information about the size of the building. Tabled at the request of the proponent until the July 2 meeting.**

- 13-06-1 D **Fraternal Order of the Eagles #852 – Rochester**
The code required sprinkler system will not be maintained in the building. The proponent advises that the building is all on one level and there are exits on each side of the building that are clearly marked and unlocked when the building is occupied. The attic is not used and has what they call fire walls every 30 feet. All extinguishers are to code and inspected and there is a security system that has 7 cameras that monitor the open floor 24 hours a day. The hardship is the continued repairs are in excess of \$10,000.00 at this time and the replacement of the system has been estimated at from \$80,000.00 to \$100,000.00. The building is 10,840 sq. ft. with a bar area and kitchen. **Tabled to allow proponent to get quotes on possibly using CPVC piping.**
- 13-06-2 DI **SVT Elevators – Munster**
The current elevator was installed without a permit in 1982. The proponent wishing to have the elevator allowed to be maintained as it is without bringing up to today's code, with the assumption that it was installed compliant to the code of record, assuming this is the correct time of installation. **Proponent requested to be tabled until the July 2nd meeting.**
- 13-06-8(a)(b)(c) CI **Tippecanoe Court Suite 2561 Remodel – Lafayette**
 (a) *The existing building built in 1996 was classified as a Type II-B, Group M occupancy and unlimited area building due to the 60 foot side yards and automatic sprinkler system, but the existing building has a non-compliant wood canopy.* The size of the existing spaces requires an area modification and the building needs to be of Type II-B construction and the Type II-B does not allow for the wood canopy. The proponent advises that they will make the existing 2 hour fire walls into four hour fire walls. The hardship is that the canopy would need to be demolished and replaced or an automatic sprinkler system installed. What is the size of the building and the canopy? What is the cost to comply?
- CI (b) *The existing fire walls do not continue through the canopy as required by code.* The proponent advises that in order to classify the building areas as separate buildings, the two hour fire walls are being made into four hour fire walls. The existing fire walls do not extend to the exterior of the horizontal projection (canopy) as required by the 2008 IBC. Are the fire walls structurally independent?
- CI (c) *The existing canopy is not sprinklered as required by code.* The size of the existing spaces requires an area modification. To allow the area modification the building needs to be sprinklered. The interior of the existing building is sprinklered, but the canopy is not as required. **Tabled at the request of the proponent until the July 2 meeting.**

- 13-06-9 DI **SVT Elevators – Hammond**
The current elevator was installed without a permit in 1982. The proponent wishing to have the elevator allowed to be maintained as it is without bringing up to today's code, with the assumption that it was installed compliant to the code of record, assuming this is the correct time of installation. Proponent requested to be tabled until the July 2nd meeting.
- 13-06-11 CI **Backstage Bar and Grill – Evansville (revised application)**
The GAR requires a space of 5,000 sq. ft. or more in which alcohol is consumed be sprinklered. The request is to be given 6 months to complete a 1-hour floor/ceiling separation between the basement and the first floor, in order to reduce the area to under 5,000 sq. ft. Tabled at the request of the proponent to give them time to rework the application.
- 13-06-12 C **Wawasee Community Schools – Marine Trades Building – Syracuse**
A structure (B occupancy – boat shop) is being acquired by the school system and will be used to begin a Marine Trade program and the school will not bring the structure into compliance as an E occupancy or pass a Section 3410 analysis prior to using the building, as required by code. The proponent advises that the building is approximately 6,500 sq. ft., with 5 doors to the exterior. The program will be limited to 15 students and 2 teachers for each of the half day programs. The time frame for non-compliance will be one year. The start of school 2013 to the end of the school year in 2014, with the necessary renovations made over the summer of 2014. They will be doing an evaluation of the program after January 2014. There will be exit signs provided to define paths of egress. The hardship is the school corporation would like to have a chance to evaluate the programmatic needs of this new trade school program before investing money into the building to bring it up to code. They wish to evaluate the demand for the program before investing the moneys. What is needed to bring the structure up to code? What is the cost to bring up to code? Tabled to give proponent time to check with the school on the programs planned in the building.
- 13-06-20 B **Hampton Inn and Suites – Schererville**
The code required suspension ropes will be 8 mm in diameter rather than the code compliant 9.5 mm. The proponent advises that the rope sizes meet the 2010 A17.1 code. The proponent advises that they will provide all the tools and training required by the states the ropes will be able to be inspected for wear. Tabled - incomplete.

New Variances:

- 13-07-1 A **590 E. Graham Place – Bloomington**
The emergency egress windows do not comply with the code of record, the structure was built in 1983. The code of record requires the windows be a minimum of 4.75 sq. ft. in openable area, have a minimum openable height of 24", a minimum openable width of 18" and a maximum sill height of 48" above the finished floor. The current window in

the west bedroom is openable to 4.23 sq. ft., has an openable width of 30.5", an openable height of 20" and a sill height of 31.25". In the east bedroom the current window is openable to 4.34 sq. ft., the width is 30.5", the height is 20.5" and the sill height is 31.25".

- 13-07-2(a)(b) **Hoosier Energy Merom Generating Station – Crusher House Elevator #41215 & Breaker House Elevator #41172 Modernization – Sullivan**
- C (a) *The code required firefighter emergency operation initiated by smoke detectors will not be provided in this elevator.* The proponent will not be installing smoke sensors due to adverse environmental conditions. The non-compliance affects a service elevator in an industrial area. The emergency training of the personnel in the area includes not using the elevator for evacuation purposes. The proponent advises that the alteration will provide other significant safety upgrades to the equipment. The hardship is the environmental conditions of this facility preclude the use of smoke and heat sensors due to extreme temperature ranges and the presence of coal dust. The firefighter's emergency operation is not for employees to evacuate the area, but for firefighter use. The proponent states they are providing significant other safety upgrades, but there aren't any details about what they are. What type of modernization is being done to the elevators?
- C (b) Same as (a), but for the Breaker House elevator
- 13-07-3 BI **Pepsi Coliseum – New Arena – Indiana State Fair Grounds – Indianapolis**
KONE EcoSpace elevators with capacity of 3,000-5,000pounds will utilize 8 mm steel wire rope suspension cable and 6 mm steel wire rope governor cable in lieu of the code compliant 9.5 mm steel wire ropes. The proponent advises that Kone will provide additional training, if requested by the state, including a rope gauge to each elevator inspector. The gauges measure the diameter of the ropes and determine if the ropes need to be replaced due to wear or rouging.
- 13-07-4 D **The Hideaway Bar and Grill – Gas City** Project #362437
The code required sprinkler system for this A-2, with a seating capacity of 150, will not be provided. The proponent advises that they are willing to lower the seating capacity and are open to other suggestions. The hardship is that they do not have the funds to install the sprinkler system. Have they received any bids for the sprinkler system? According to the Fire and Building Code Enforcement Section, this a conversion of a convenience store to an A-2. No alternatives offered.
- 13-07-5 CI **IUPUC Building CC – Fire Alarm System Replacement – Columbus** Project #365099
The variance is to request a partial refund of the local inspection fee, imposed under 675 IAC 12-3-6, on a state owned facility from the assessed \$0.10 per square foot to a suggested flat fee of \$100.00, based upon the limited scope of this project. The proponent advises that they have paid the fee, which was \$7,500.00. The project involves the replacement of an existing fire alarm system. The hardship is that the normal inspection for an alarm system is done after the system is installed and, according to the proponent, will take approximately one hour. The fire alarm system is inspected by the engineer of record during installation as well as Indiana University Loss Prevention. What's the scope of the installation? Who determined that it would take 1 hour?

- 13-07-6(a)(b)(c) **Indiana State University – Science Building – Terre Haute**
- B (a) *The installation of ACLU Buffers will be done in lieu of the code required springs.* The proponent advises that this is a Gen 2 Machine Roomless elevator installation.
- B (b) *The installation of a 6.3 mm governor rope will be used in lieu of the code compliant 9.5 mm steel cables.* The proponent advises that this is a Gen 2 Machine Roomless elevator installation. The proponent advises that the 6.3 mm governor cables are permitted under ASME A17.1, 2010.
- B (c) *The installation of steel coated belts (suspension means) will be used in lieu of the code compliant 9.5 mm steel cables.* The proponent advises that this applies to a Gen 2 Machine Roomless elevator and the steel coated belts are permitted under ASME A17.1, 2010. Otis will install a permanent belt monitoring device.
- 13-07-7(a)(b)(c)(d) **Indiana State University – North Residence Hall – Terre Haute**
- C (a) *The code required 48" apron for the elevator will be reduced to 36".* The proponent advises that the Otis Gen 2-150 stops in less than 18" which will be within the requested 36" apron length and well below the code required 48" stopping distance. The hardship is excess costs. What is the cost to comply? Generally, the agency has required a telescoping apron. Defer to Commissioner Corey
- B (b) *The installation of 6.3 mm governor rope will be used in lieu of the code compliant 9.5 mm steel cables.* The proponent advises that this is a Gen 2 Machine Roomless elevator installation. The proponent advises that the 6.3 mm governor cables are permitted under ASME A17.1, 2010.
- B (c) *The installation of ACLU Buffers will be done in lieu of the code required springs.* The proponent advises that this is a Gen 2 Machine Roomless elevator installation.
- B (d) *The installation of steel coated belts (suspension means) will be used in lieu of the code compliant 9.5 mm steel cables.* The proponent advises that this applies to a Gen 2 Machine Roomless elevator and the steel coated belts are permitted under ASME A17.1, 2010. Otis will install a permanent belt monitoring device.
- 13-07-8 A **Wea Ridge Elementary School – Additions and Renovations – Lafayette**
Project #364477
- The code required lavatories for public toilets will not be located in the same room as required.* The proponent advises this are lavatories for students grades K through 5. The project is an academic addition to a school that was constructed in 1999. The design of the student toilets for grades K through 5 in the addition is identical to the original configuration in the rest of the building. The original design provided lavatories in a common area in the corridor adjacent to the restrooms with the required water closets and urinals. The design allows visual control of student hand washing activities by staff without requiring the entering of restrooms. All other restrooms in the building comply with code. The owner believes this design provides the best visual control of students during hand washing activities and reduces behavior and security issues with student sin restrooms.

- 13-07-9 AI **Riverside Park Amphitheater – Concert Series – Rushville**
The request is to allow a tent to be erected for 180 days every year rather than the code compliant 30 days maximum. The proponent advises that the Heart of Rushville Park Amphitheater hosts 6 concerts per year and they wish to have their tent erected from June 1st to September 1st each year. The proponent advises that the tent is made for the concrete slab. They use a volunteer force to put on the concerts and it would cause undue hardship to be required to move the tent every 30 days to a different location.
- 13-07-10 B **RELP Pendleton – Former K-Mart Filling Station UST System – Indianapolis**
The underground storage tanks that have been out of service for one year will be left out of service without the code required alternatives for another year. The tanks were removed from service on June 6th, 2012. The tanks include a 20,000 gallon and a 10,000 gallon tank. The proponent hired a certified inspection company to inspect the tanks, which was done May 28, 2013. The inspector found 5.5 inches of liquid in the 20,000 gallon tank of which 4.5 inches was water. The 10,000 gallon tank had no liquid in it. The fill pipes were secured and the venting system appeared to be clear. Copies of the inspection are attached. The hardship is that the owner is currently in negotiations with a potential new tenant for the site and there is a need for the tanks to be ready to be used.
- 13-07-11 C **Trinity United Methodist Church – Chair Lift – New Castle**
The proposed new chair lift will have a rail that projects into the required width of the stair which is not allowed by code. The proponent advises that this is a one story structure with a basement and there is no accommodation for members unable to climb stairs to use the basement. The proposed chairlift will have a permanent track that projects 9” into the stairs’ required width and a folded chair that projects 15 1/8” in the folded position. There are two stairs of acceptable width, one exits directly to the exterior. To provide additional safety and meet current code a second wall mounted rail is proposed, where only one exists currently. A parking position of the chair will be extended beyond the dimension required for a stair landing. The building was built in the 1920’s with the subject portion of the structure built as an addition in 1955. The addition of an internal elevator would be cost prohibitive for the small congregation.
- 13-07-12 C **Greentown Lions 4-H Pavilion – Greentown**
The code required sprinkler system will not be provided for the building that is used for multiple uses such as Relay for Life Walks, Dog Shows and during the 4-H fair. The building, according to the drawing provided, is 474’ X 80’ or 37,920 sq. ft. in area. The proponent advises that they foresee using the building 4 to 6 times for events other than the 4-H fair, for which they already have a variance for sprinklers from the Commission. They advise that the local fire department will supply a fire engine and at least 2 fire fighters as fire watches. In accordance to the drawing provided, the building has several smaller buildings in close proximity to it, three of which are between 30’ and 50’ from it. The pictures provided show the storage of motor homes and campers in the building with LP tanks on the campers, in the building. None of which was mentioned as a proposed use of the building.

- 13-07-13 CI **CGHS Soccer/Softball Changing building - Greenwood**
The code required 20 ft. wide fire department access road and a turnaround for dead ends more than 150 ft., will not be provided for fire department access. This is a new approximately 3000 sq. ft. high school soccer/softball locker room that will be built in the center of an existing athletic complex. The existing pavement and gate are 14 ft. wide with a dead end of more than 150'. The distance to the read of the building from the existing parking lot is approximately 190 ft. A knox box key system will be installed on the gate for quicker access. The locker room's ceiling will be (1) hour rated per the fire department's request. The fire department is asking for an additional 10 feet of asphalt to be added to the north of the existing road edge as a condition of the variance. This would allow an engine to make a full loop on the north side of the concession stand without going off the paved road surface.
- 13-07-14 CI **Indiana University Neurosciences Research Building – Indianapolis Project #356501**
Noncombustible plumbing piping will penetrate one membrane of the 2 hour stair enclosure wall in one location on each of floors 2, 3, 4, and 5 which is not allowed by the code. The code does not allow penetration in a fire rated stair enclosure wall. The new research facility is classified primarily as "B" occupancy, and Type IB construction. The 1st floor will include a seminar room classified as "A-3" occupancy, and the basement will include an "H-3" occupancy generator room. The subject penetrations occur in the "B" occupancy portion of the building. The proponent advises that the noncombustible pipe penetrations will be protected in accordance with Section 712.3.2 of the IBC, for membrane penetrations of fire rated walls. The building will be protected throughout with an automatic sprinkler system per NFPA 13. The issue was discovered by the design/construction team during construction in a number of locations throughout the building. Corrections have been made in all locations except for the subject penetrations. The proponent states that the hardship is that, due to the fixed location of the plumbing fixtures at this point by core drilling through the floor slabs, moving the piping outside of the stair enclosure wall is not feasible without potential compromise of the reinforcement of floor slabs.
- 13-07-15(a)(b) **St. Francis Irvington Clinic - Indianapolis** Project #365125
 BI (a) *The egress corridor (walls and doors) constructed within this outpatient medical office building will not be 1-hour fire rated as required, based on the corridor serving an occupant load of 30 or more. The building is 5,997 sq. ft., Type V-B construction and a single story. The alternatives offered are: a manual fire alarm system; corridor smoke detection; and a travel distance of approximately 80, where the code allows up to 200 ft. This type of variance has been granted twice before.*
 CI (b) *The Building Code limits the percentage of openings in an exterior wall that is between 5-10 feet of a property line to 10%. The request is to allow openings totaling 19% in an exterior wall that is 6 ft. from the property line. The applicant states that the distance from the building on the adjacent property is sufficient to prevent any adverse impact.*

- 13-07-16 DI **Indiana University Health Methodist Hospital – Indianapolis**
Mobile computers that are on wheels are stored in the required width of exit corridors, which is prohibited by the Fire Code. These extensively used work stations are required to be stored somewhere other than in the corridor according to code when not in use. The proponent advises that the Life Safety Code will allow certain wheeled equipment to project into the required width of the corridor, provided the clear width of the corridor is not reduced to less than 5' and there is a written fire safety plan and training program that addresses the relocation of the wheeled equipment during a fire. Staff members are trained in this process, which is included in fire drills. The hospital is protected throughout with automatic sprinklers. Smoke detectors are provided in corridors and required locations. The hardship is that the computer carts are almost in constant use by medical staff for the documentation and maintenance of patient care records. Staff's concern is that these carts are not fixed in any position and can become impediments to full and immediate use of the corridor
- 13-07-17 DI **Indiana University Health University Hospital – Indianapolis**
 Same as 13-07-16.
- 13-07-18 DI **Riley Hospital for Children at Indiana University – Indianapolis**
 Same as 13-07-17
- 13-07-19 BI **Indiana University Kelley School of Business-Phase 2 Renovation - Bloomington**
The sprinkler system will be not be completely installed throughout the building at one time, as required by the Building Code. Instead, it will be installed in (8) separate phases in units A and B of the existing School of Business building, beginning in 2014 and completed in summer, 2016. Sprinkler protection is required throughout the building since the corridor is not rated. The sprinkler system will be activated in areas that have been renovated prior to re-occupancy. The building was constructed prior to the requirement for fire-rated corridors. The lack of complete sprinkler protection prior to occupancy of the renovated areas will not be adverse to safety. The hardship is, it's not operationally possible to evacuate the entire building for the full 2 + years of renovation.
- 13-07-20 A **C R Richardson Building-Change of use - Richmond**
An existing, nonsprinklered two level elementary school (E occupancy) of type II-B construction will undergo a change of use to an adult education center (B occupancy) and the building cannot pass the Section 3410 evaluation due to no sprinkler system being in place at the time of initial occupancy. The adult education classes begin in August and the sprinkler system used in the evaluation will not be able to be installed until December 2013.
- 13-07-21 AI **Greencastle Parking Garage - Greencastle** Project #364726
The new 2-story open parking garage will not be provided with emergency showers and eyewash station, or other plumbing fixtures. The code requires all S occupancies to be provided with emergency showers and eyewash station and other plumbing fixtures. The garage is for parking of private and pleasure-type vehicles only, with no repairs or other functions. The hardship is the cost for unnecessary plumbing fixtures.

- 13-07-22 BI **Crossroads Worship Arts Academy - Newburgh**
The original code of record for the building, required a rated exterior wall where less than 20 feet, with openings rated where less than 10 feet. A portion of the existing nonrated exterior wall facing north and east is less than 20 feet from the property line, with some nonrated openings less than 10 feet from the property line. The building was previously fitness facility with a mix of A-3 and B occupancy areas. The proposed use will be an arts academy outreach for Crossroads Christian Church, A-3 and B occupancies. The building will be sprinklered throughout with a NFPA 13 system. There is currently no sprinkler system. A row of close-spaced sprinklers will be provided along the interior face of the affected exterior walls. Imposition of the rule in effect for the original construction would require significant modification of the existing exterior wall in question.
- 13-07-23 AI **McDonalds - Exterior Remodel - Mishawaka** Project #364373
The code required sprinkler system will not be provided. The code requires sprinklers for A-2 occupancies with an occupant load within a single fire area exceeding 100 occupants or 5,000 s.f. A 70 s.f. addition will be added at the drive-up cash booth. The existing building is 6,200 s.f. Sprinklers were not required for the original building and are not required by any of the other provisions in the code. The addition does not impact the existing public area occupant load or egress.
- 13-07-24 C **Randall Lofts - Fort Wayne** Project #364778
The code required 1-hour floor-ceiling assembly, separating the existing A-2 occupancy 1st floor coffee shop from the 2nd floor proposed R-2 occupancy apartments, will not be provided. The separation is less than 1- hour rated. The A-2 is evaluated as a separated occupancy from the rest of the building per Chapter 34, and is required to be separated from the rest of the building with a 1-hour separation. The floor-ceiling consists of solid wood joists with approximate dimensions of 2" x 14" and spaced 16" on center, with tongue and groove wood decking which will be covered with 1½" gypcrete. The ceiling is decorative tin. The project involves renovation of an existing 5-story IIIB construction, industrial building, with floors 2-5 converted to apartments, which includes a stair and front entry addition. The 1905 building is listed on the National Register of Historic Places. The building will be protected with an automatic sprinkler system per NFPA 13. The tenant space is currently sprinklered. The construction of the floor structure along with the sprinkler protection will provide the equivalent of a 1-hour separation. The existing tin ceiling is a historically significant feature of a building on the National Register.
- 13-07-25 A **Lilly K108 ASRA Storage Building - Indianapolis**
The code required smoke and heat vents and curtain boards will not be provided in the refrigerated automated storage and retrieval system (ASRS) storage building. The automated storage portion of the building is not normally occupied. Smoke and heat vents

create operational problems in a cold storage warehouse. Smoke and heat vents can alter the operating sequence of the specially designed automatic sprinkler system.

- 13-07-26 CI **Bailey Park 6-Plex Patio Homes - Brownsburg**
An automatic sprinkler system per NFPA 13R will not be provided for the 6-plex patio home buildings. The structures will be 1-story R-2 occupancy type V-B construction. The project includes 11 identical structures. The building will be protected with a NFPA 13D system. Each unit will have two exits to the exterior –front and back. Each unit will be separated with a 1-hour fire barrier extending from the slab to the roof deck. The garage will be separated from the unit as required per code and each unit will have multiple-station smoke detectors as required per code. If this is new construction, why isn't there compliance with the code for a 13R?
- 13-07-27 B **Legacy Towns and Flats - Phase 2 - Carmel**
The apartment buildings will not be designed to the 2010 Indiana Energy Code, based upon ASHRAE 90.1 2007 Edition. The buildings will be designed to comply with the prescriptive residential provisions of Chapter 4 of the 2009 Edition of the International Energy Conservation Code. The request is also to permit demonstration of compliance with the prescriptive provisions per Sec. 401.2, 2009 IECC in lieu of demonstration of compliance with a Comcheck report. The project involves the construction of 23 two-story townhomes and apartment buildings comprising 77 dwelling units. The use of the 2009 IECC will result in cost savings for a residential development, without sacrificing energy efficiency. Similar variances have been approved in the past.
- 13-07-28(a)(b) AI **The District at Saxony-Beachside - Fishers**
(a) *The maximum travel distance to the enclosed exit stair for certain 2-story townhome units in the single-exit buildings will exceed the permitted 50 feet for several units.* The maximum will be approximately 64 feet. The buildings will be protected throughout with a NFPA 13R system, each sleeping room will be provided with emergency rescue windows, and the single-exit design within multi-story units will comply with Sec. 1021.1, exc. 4, 2009 IBC. Imposition of the rule would not permit multi-story units with a travel distance of greater than 50 feet, thus strictly limiting the size and arrangement of these units. There are 8 buildings total – units for which the egress travel distance increase is requested occur in 5 of those buildings.
- BI (b) *The apartment buildings will not be designed to the 2010 Indiana Energy Code, based upon ASHRAE 90.1 2007 Edition.* The buildings will be designed to comply with the prescriptive residential provisions of Chapter 4 of the 2009 Edition of the International Energy Conservation Code. The request is also to permit demonstration of compliance with the prescriptive provisions per Sec. 401.2, 2009 IECC in lieu of demonstration of compliance with a Comcheck report. The project involves the construction of (8) buildings comprising 75 dwelling units. The use of the 2009 IECC will result in cost savings for a residential development, without sacrificing energy efficiency. Similar variances have been approved in the past.

13-07-29(a)(b)

C

Highpointe on Meridian - Carmel

(a) *The maximum travel distance to the enclosed exit stair for the 2 and 3-story single-exit buildings, will exceed the permitted 50 feet for several units.* The maximum will be approximately 69 feet. Egress travel distance within the 3-story townhome “TH1” unit will be 73 feet. The 2 and 3-story apartment buildings will be type V-B construction. The buildings will be protected throughout with a NFPA 13R sprinkler system. Smoke detection tied to the building fire alarm system will be provided in the common corridors leading to the enclosed exit stairs from units. The travel distance from within units to the 1-hour rated common egress corridors will be within 50 feet (with the exception of the TH1 townhome units). Egress corridors will be enclosed with 1-hour fire partitions extending from the floor deck to the underside of the 1-hour ceiling, as required. The floor and roof ceiling assemblies and supporting construction will be of 1-hour construction throughout. Stairs will be enclosed with 1-hour fire barriers and discharge directly to the exterior as required. Each sleeping room will be provided with emergency rescue windows. Imposition of the rule would require either that the units be reduced in size, or redesign the structural system to accommodate the 1-hour fire barrier construction for egress corridors to include as part of the exit (extension of fire barrier walls through the concealed spaces in the 1-hour floor and roof ceiling assemblies).

B

(b) *The apartment buildings will not be designed to the 2010 Indiana Energy Code, based upon ASHRAE 90.1 2007 Edition.* The buildings will be designed to comply with the prescriptive residential provisions of Chapter 4 of the 2009 Edition of the International Energy Conservation Code. The request is also to permit demonstration of compliance with the prescriptive provisions per Sec. 401.2, 2009 IECC in lieu of demonstration of compliance with a Comcheck report. The project involves the construction of (6) building types comprising 235 dwelling units. The use of the 2009 IECC will result in cost savings for a residential development, without sacrificing energy efficiency. Similar variances have been approved in the past.

13-07-30

BI

The Point on Fall Creek - Phase II - Indianapolis

The new 3-story apartment buildings will not be designed to the 2010 Indiana Energy Code, based upon ASHRAE 90.1 2007 Edition. The buildings will be designed to comply with the prescriptive residential provisions of Chapter 4 of the 2009 Edition of the International Energy Conservation Code. The project involves the construction of (1) 3-story apartment buildings with a total of 50 dwelling units. The use of the 2009 IECC will result in cost savings for a residential development, without sacrificing energy efficiency. Similar variances have been approved in the past.

13-07-31

C

Taqueria El Taconazo - Indianapolis

The proposed tenant change of occupancy from previous B/M use to A-2 for the 3,000 sq. ft. tenant space will be evaluated per Chapter 34 based upon the tenant space as a single fire area in lieu of the entire building. The amended IBC Sec. 3410.2 deletes the model code provision permitting this approach. The project involves the conversion of an existing 3,000 sq ft business/retail occupancy space to a restaurant (A-2 occupancy), and nonseparated storage (S-1 occupancy). The entire building is 6,848 sq ft in total floor area and is III-B construction – cmu exterior walls and wood roof and interior partition construction. The tenant space will be separated from the rest of the building with a 2-

hour fire barrier and the egress travel distance will be a maximum of approximately 75 feet – code permits up to 200 feet. Per the proponent, strict imposition of the rule would require evaluation and potential renovation of other occupied tenant spaces in the building, which is an operational and cost hardship.

- 13-07-32 BI **First Internet Bank Administrative Offices - Fishers**
The code prohibits delayed egress locks installed on doors serving as a means of egress for A occupancies. A pair of doors providing access to the 2nd exit from the floor from the conference/training room will be equipped with delayed egress locks. The overall tenant space is classified as business occupancy (administrative offices). The A-3 occupancy assembly room is 1,383 sq ft in area, and will be used as a conference/training for people inside and outside the company, but will not be used by the general public. The room has a calculated occupant load of 93 based upon less concentrated assembly use. The delayed egress locks will unlock upon actuation of the sprinkler system or loss of power and within 15 seconds upon initiation of the “irreversible process” of pressing the egress device as required. The building is protected throughout with a sprinkler system. The maximum egress travel distance from within the conference room to the enclosed exit stair (not accessed via the delayed egress door) is 72 feet. The proposed use is for a limited number of occupants controlled by the tenant, and not for a large number of occupants or for uses involving entertainment or consumption of alcohol. The proposed delayed egress devices are needed to provide security for the remainder of the floor occupied by bank employees and when the training/conference room is used after normal working hours.
- 13-07-33 CI **Arcelormittal Stockhouse #7 – East Chicago**
The code required fire alarm initiation devices used to initiate phase (1) emergency recall operations will not be located at each floor serviced by the elevator and in the associated elevator machine room. The proponent advises that the conditions of the structure will prevent the operation of a working fire alarm initiating devices. The process of sorting and conveying coal /coke/ iron ore pellets would result in abundance of dust being created in the building, which would send out false alarms. Defer to Commissioner Corey
- 13-07-34 AI **Bennett Storage- C.R. 1050 North Storage Building – Chesterton** Project #363488
The code required plumbing fixtures for S-1 occupancies will not be provided. This structure has neither sewer nor water as it is a self storage facility. The project entails a climate-controlled self storage facility with no employees, as well as access being restricted by coded key cards. The office is not at this site. Due to location of project and lot coverage, no access for septic or sewer service is possible.
- 13-07-35 CI **Clancy’s – Indianapolis**
The entire building will not be evaluated as required under, Section 3410.2.2. A portion (1st floor 4,719 sq. ft.) of an existing 15, 527 sq. ft. 2-story, type V-B construction building is undergoing a change of occupancy from B occupancy to an A-2 occupancy banquet facility. The 2nd floor is an existing B occupancy office. The remainder of the 1st floor is vacant, but was utilized as a daycare. The vacant space will be separated with 2-

hour fire barriers and horizontal assemblies. The separation currently has a 1-hour fire assembly and the horizontal assembly is less than 1-hour. The model code (2006 IBC) would permit evaluation of only the change of occupancy portion of the building with the same separation that is being proposed. Chapter 34 will require a fire alarm system and some detection throughout the A-2 occupancy fire area. The A-2 occupancy has 3-exits directly to the exterior. The undue hardship is the cost to provide a new fire wall in the existing building, which would require removal of portions of the 2nd floor and roof system, adding columns or two bearing walls, and adding footing or thicker slab to properly construct a compliant fire wall per Section 705. No Chapter 34 evaluation provided.

- 13-07-36(a)(b) **Messmann's Meats – Hunterton** Project #364820
- CI (a) *The code required 12" minimum footing width will not be provided.* The footing will be 10" x 36". The 1-story building is classified as F-1 occupancy and Type V-B construction. The building will be 1960 sq. ft. in area, and will be used for meat processing. The structure is 1-story, with a combination of 2x4 and 2x6 wood-framed exterior bearing walls and pre-engineered pitched trusses. Floor loads are not carried by the footings. The proponent advises that a structural evaluation has been performed for the footings as designed, indicating that they will support the required live and dead loads, but no evaluation is attached. The proponent states that, based upon the loads supported and the structural evaluation provided, the 10-inch footings will not be adverse to safety. The footings have been installed per the foundation release obtained for the project. The hardship is the cost to remove and replace the footings. What is the cost?
- BI (b) *The code required plumbing fixtures for F-1 occupancies will not be provided.* The building will be 1,960 sq. ft. in area, and will be used for meat processing. An emergency shower and eyewash is not necessary based upon the use of the building. There will be no use of caustic or corrosive chemicals. Bottled water will be available in the break room. The hardship is the cost of providing the noted elements for which there is no benefit to public welfare.
- 13-07-37 CI **Hillside Villas – Indianapolis** Project #364689
- The code requires R-2 occupancies to be protected with a NFPA 13 or 13R system.* A new 6-unit 17,607 sq. ft. condominium building, 2-story with walkout basement to the exterior, type V-B construction, will be protected with a NFPA 13D system, 2002 Edition. A 2-hour fire barrier will be provided between each unit, in lieu of the required 1 hour fire partition. The maximum travel distance to an exit is 61'-2", code permits 200 feet. Code required smoke detection system will be provided. Emergency escape and rescue windows will be provided in each sleeping room per code. A similar variance was approved (11-07-4), but did not have basement. The hardship is the cost to sprinkler the building with a NFPA 13 or 13R system when the required site utilities to support the systems are not readily available. What is the cost? If this is new construction, why can't comply?
- 13-07-38 BI **Avondale Meadows Health and Wellness Center - Indianapolis** Project #358790
- Window openings in the 1-hour occupancy separation between the A-3 occupancy gymnasium and wellness room and the B occupancy portion of the building are not fire-*

rated and the total width of all openings in the 1-hour fire barrier exceeds the permitted 25% of the length of the wall. The width of openings on the 1st floor is 38% of the length of the wall and 30% of the length of the wall on the 2nd floor. The 2-story type II-B construction building includes fitness and exercise facilities, outpatient medical offices, preschool and child watch area, community meeting room, administrative offices, and related support functions. The building is protected throughout with an automatic sprinkler system. A sprinkler curtain will be provided along each side of the 1-hour fire barrier where the nonrated window openings occur. The sprinkler will consist of close-spaced quick response sprinklers. Doors are 45-minute rated, with self-closing devices. The extensive use of windows is to create a visual connection between the rest of the building and the wellness room. The cost to provide fire-rated windows is estimated at approximately \$50,000.

13-07-39(a)(b)(c)
CI

Cardinal Square Parking Facility – Muncie

(a) *The code required party wall without openings due to separate ownership of the structures will not be provided between the 5 story parking garage and the surrounding residential and mixed-use building.* A 2-hour fire barrier with 90-minute openings will be provided. The parking garage will be protected throughout with a NFPA 13 system. The surrounding structures will be protected with at least a 13R system. The 2-hour fire barrier will be entirely independent of the structure of the surrounding building, and will be supported by the 2-hour rated parking garage. The proponent advises that, based upon the automatic sprinkler protection in both structures, and fire-rated wall construction/opening protection between the structures, the proposed design will not be adverse to safety. The openings between the (2) structures are needed in order to permit use of the parking garage by the residential tenants. Construction of a 5-story plus structurally stable party wall would be a significant cost hardship. How is the separate ownership maintained?

CI (b) *The code required standby power backup will not be provided on an elevator.* Sec. 1007.2.1 requires at least one accessible means of egress in 5-story buildings to be an elevator provided with emergency power backup. The city-owned parking garage will be 5 full stories + rooftop parking deck and will be of Type 1-B construction. The surrounding structure will be a minimum of Type V-A construction. Although not required by code, an area of refuge including a wheelchair space will be provided at each upper floor level landing in each of the 2 stair enclosures. The proponent advises that the provision of areas of refuge within stairs on the upper levels will provide an accessible means of egress at least equivalent to an elevator used as an accessible means of egress. The stairs will be enclosed with 2-hour fire barriers, as required. The hardship is the cost to install and maintain an emergency generator on the site. What is the cost? Is there a transfer switch hookup?

CI (c) *The ventilation system for the parking garage will be designed per the 2009 International Mechanical Code in lieu of the current 2008 Indiana Mechanical Code, resulting in a peak 0.75 cfm per sq. ft. in lieu of the currently required 1.5 cfm per sq. ft.* The city-owned parking garage will be 5 full stories + rooftop parking deck and will be of type I-B construction. The system will operate with fans that will modulate the exhaust air from a minimum of 10 percent design flow to a peak of 0.75 cfm/sq. ft. The fans will modulate based upon carbon monoxide (CO) detectors located throughout the garage.

Upon detection of CO level greater than 25 ppm, the system ramps up to 100% design capacity airflow and continue at this level until the CO level drops below 25 ppm. The hardship is the cost to install and maintain the larger capacity ventilation system. Physical fan size can be reduced by approximately 1/3 and from 40 hp to 25 hp. The requirements in the current IMC are now over 7 years old and do not incorporate the current ASHRAE design methodology. What is the cost to comply with current code?

13-07-40(a)(b)

NKH Seating Inc. Plant Expansion – Frankfort

CI

(a) *The existing 127,300 sq. ft. building is currently a sprinklered unlimited area building.* The proposed 3,212 sq. ft. addition will reduce a portion of the building frontage on the north end of the building from the current 65 feet to approximately 43 feet. With the reduction of frontage below 60 feet, the building will not qualify for unlimited area and exceeds allowable area for Type II-B construction by 85%. A 2-hour fire barrier will be used to separate the addition in lieu of a 4-hour structurally independent fire wall. The addition will be used for tank and tote storage of various materials used in the process, including Class IIIB combustible liquids, and is classified as S-1 occupancy. The existing building is an F-1, S-1, and B occupancy. The addition will be provided with automatic sprinkler protection. The addition will add approximately 2.5% area to the building. An asphalt vehicle drive lane will be maintained along the north end of the building. The building has asphalt paving surrounding the building. The building on the adjacent property is located more than 100 feet from the property line. There are no exterior fire exposures involved. The hardship is the relative cost to construct a 4-hour structurally independent fire wall for the entire 146-ft length of the addition. How is the building on the other property used?

BI

(b) *The building envelope fails the Comcheck Envelope Compliance Certificate, due to the proposed use of concrete block exterior wall construction for the addition that will match the existing exterior wall construction.* The addition is 3,212 sq. ft. and the existing building is 127,300 sq. ft. The addition will add approximately 2.5% area to the building. The proponent advises that strict compliance with current code for the building envelope would have a negligible benefit in energy savings. The addition will be a normally unoccupied storage area with very minimal energy usage. Hard durable surface on the interior of the exterior walls is needed and will be achieved by the use of EIFS insulation on the exterior wall, or by using a hollow-cavity cmu wall with insulation within the cavity. The proponent advises that given the negligible gain in energy savings based upon the relatively small size of the addition, there would be little or no benefit gained by the additional cost.

13-07-41

CI

Conrad Condominium Unit 2002 - Indianapolis

The code required opening protection will not be provided for an approximately 5' opening in the 1-hour corridor wall for unit 2002. A nonrated stainless steel door and frame with a nonrated sidelight will be used as the entry door in the 1- hour corridor wall. The door and sidelight assembly will be approximately 5 feet in total width. The project is a build-out of an existing condo unit on the 20th floor of a 23 story type 1-B building. The opening will be protected with an additional sprinkler on each side of the opening,

located within 12 inches horizontally at the ceiling level. The door will be self-closing as required and will be protected throughout with an automatic sprinkler system per NFPA 13. How long is the wall?

- 13-07-42 AI **Woodlawn Windows- Bloomington**
The emergency egress window does not meet the minimum requirements per the code of records. The 1993 Indiana Building Code requires emergency egress windows to have an openable area of 5.7 sq. ft, clear width of 20", clear height of 24", and a 44" above finished floor maximum sill height. The existing window has a 4.75 sq. ft. openable area, 34.25" width, 20" height, and a 36" sill height.
- 13-07-43 DI **9 On Canal Pool – Indianapolis** Project #364814
The code requires pools to have a deck around the entire perimeter. The swimming pool will not have a continuous deck around the entire perimeter of the pool. One side will have a vertical wall with a negative edge feature. Life safety equipment per Rule 2, Section 26 (e) will be provided. The pool is approximately 41' x 21'. The equipment will reach all portions of the pool. The proponent advises that the deck requirement is for user rescue. The proponent advises that the 2012 International Swimming Pool and Spa Code, Sec. 406.2 recognizes that it might not be feasible for 100% perimeter access, and does allow 10% to not be directly accessed by a deck. The design will have approximately 67% perimeter deck access. The hardship is the conflicts with the utility and restricted site. What are the conflicts? Why aren't there any alternatives to protect user safety?
- 13-07-44 CI **Safe House Bar and Grill – Crown Point** Project #363748
The code required 2-hour fire barrier will not be provided separating the 1st floor A-2 occupancy from the 2nd floor R-2 occupancy. The proponent advises that the south half of the ceiling on the first floor was previously a combination of drywall, wood sheeting, and fiber acoustic tiles. Due to the extent of the damage that was done to the ceiling by a tenant, all areas of the south ceiling were replaced with drywall to match the existing drywall ceiling on the north side. To achieve the 2 hour separation, 4 layers of 5/8" gypsum board would be required and this would add considerable weight to the load carried by the existing floor joists. The proponent feels that adding a double layer of drywall resulting in a 1 hour separation, would offer far better protection than what was used in the previous 113 years and could be safely installed. Were any other alternatives evaluated for protection of the R-2?
- 13-07-45 CI **Witham Health Services South Addition – Lebanon** Project #362423
The canopy over the portable imaging entrance will not be fire-rated as required by code. The construction type for the existing building and the addition is Type I-A. The canopy will be constructed of unprotected steel construction. The canopy will be provided to shelter the connection between the building and the portable imaging equipment (trailers). It will be protected with automatic sprinklers and will be entirely of non-combustible construction. The hardship is fire proofing the steel structure will introduce wear and maintenance issues given the exposure to the outdoor environment. How close are the trailers to the building? Do they have flammable or combustible liquids in them?

- 13-07-46 CI **Mental Health America of Indiana Summer Canopy – Indianapolis**
The tent/canopy will be up for longer than (30) days, which is allowed by the 2008 Indiana Fire Code, in order to be considered as temporary. The tent/canopy will be up each year from May 1st through September 30th, which would be approximately 120 days annually. The proponent advises that this is a not-for-profit subsidiary of MHAI. It will be used to assist with conference space when needed. There will be no open flames when serving items. It is not used for storage. The hardship is, putting up a permanent structure would cost an estimate of \$3000.00 to \$5000.00, which would be a strain to the not-for-profit budget.
- 13-07-47 NVRI **4th Street Purveyors, Inc. DBA The Electric Brew – Goshen**
The requirement by the local official for a Type I hood will not be followed. The proponent advises that they use an electric stove top and do no frying or anything of that nature. They advise that they use the stove top for heating water for boiling bagels and cooking soups. They are willing to install a Type II hood if required.
- 13-07-48(a)(b)(c)(d) CI **Crossroads Christian Church – Phase II Classroom/Admin. Office Additions**
 (a) *The one story unlimited building, A-3 Occupancy, will be put into noncompliance with the addition of a second story for classrooms.* The proponent advises that the original structure was designed under the UBC and classified classroom occupancies in a church as “B”, which would have permitted 2 story unlimited area. The building Type is IIB construction with a full NFPA 13 sprinkler system. The owner will provide plenum area floor/ceiling assembly with sprinkler protection in addition to the existing 1st floor ceiling sprinklers. The 1st floor area below is finished classroom/restroom space. The area above existing ceilings is occupied by piping ducts and conduits. The 1st floor area is used by the church for preschool/daycare ministry 6 days per week. The hardship is the original building was designed for 2nd floor expansion in this area and they want to use it that way now. What is the square footage of the original building and the square footage of the addition?
- CI (b) *The one story unlimited area, A-3 Occupancy, does not permit a 2nd story.* The owners wish to add on above the existing 1st floor for administrative offices on the 2nd floor. The hardship is the 1st floor area below is finished classroom/restroom space and adding horizontal fire barriers would present an extreme hardship. The area above the existing 1st floor ceilings is occupied with piping, ducts and conduits. What is the cost to comply?
- CI (c) *Only one of the required 2 egress doors may exit through a horizontal exit and in the new addition for the Administrative Offices both egress doors will exit through the two hour fire barrier.* The proponent advises that the owners want an open office layout for flexibility in staff work flow. Connection through the fire barrier is to additional administrative office area. The building is protected with an NFPA 72 fire alarm system. There will be a 2 hour fire wall constructed between the new 2 story area and the existing 1st floor exit corridor and a 2 hour fire barrier will separate walls between the new and existing construction. The hardship is the additional stair tower for the new administrative office area would reduce available space on the first and second floors, which would reduce the classroom and administrative areas.

CI (d) *Section 1022.1 only permits one of two required exits to egress through horizontal exits and the newly constructed 2 story classroom area will have both exits utilizing horizontal exits.* The proponent advises that one of the two required exits from the 2nd story classroom area will egress through a totally separate building as it passes through a 2 hour rated fire wall to a stair within the separate building. One exit will pass through a 2 hr. rated fire barrier. The hardship is this area is over existing finished space without a location for an added stairway thus causing a hardship from operational use of existing area. The new construction is immediately adjacent to existing area through a two hour fire wall and the additional cost of a new stair in this area is cost prohibitive.

13-07-49 BI **McDonald's – Shelbyville** Project #364900
The 495 sq. ft. addition involving the drive through windows, entry vestibule and storefront dining area will be added to the existing 3,860 sq. ft. building, which will raise the calculated occupant load to over 100 causing the sprinkler requirement for the 2008 IBC which will not be provided. The proponent advises that the sprinklers were not required for the original building by any of the provisions in the building code. The travel distance to an exit does not exceed 50 feet. There are two exits in the dining area and two exits provided from the employee area. The renovation is an upgrade to the existing facilities for dining room upgrade and accessibility. The hardship is that the separation of the kitchen, service area or seating area with a fire wall is not easy to accomplish within the existing building.

13-07-50 CI **Miller Cabinetry and Furniture – Grabill**
The code required 3 hour fire resistance rating between fire areas separating a single occupancy will not be provided. The proponent advises that, due to the nature of the addition and existing conditions, they will be able to provide only 2 one hour fire walls between each fire area. They will also provide an NFPA 664 Dust Collection system to minimize dust particles. There will be 6 exits rather than the code compliant 2 provided and the maximum travel distance to any exit will be less than 70'. The code allows up to 200'. The hardship is that the 3 hour separation would require extensive alterations to the existing structure which would be significantly more difficult and expensive to achieve than the proposed 2 one hour assemblies. The cost of the required 3 hour shutters would also be more expensive than the 1 hour versions. The cost of sprinklers would also be more expensive without access to the water it would take to pressurize a sprinkler system. What is the cost to comply? What's the combustible load in the building? Are flammable liquids used?

13-07-51 BI **El Cerrito Mexican Restaurant - Plainfield** Project #363111
Under Chapter 34, in order to evaluate only a portion of a building or structure, rather than the whole building or structure, the portion must be separated by fire walls. The request is to allow existing 2-hour fire barriers to be used in lieu of the required fire walls, so that only the tenant space is evaluated under Chap. 34. The stated hardship is the cost of the fire walls. What is the cost?

- 13-07-52 AI **IU Health Neuroscience Clinical Research Center – Indianapolis**
The code required visible alarm notification devices will not be provided in outpatient exam rooms or consultation rooms. The proponent advises that the building is fully sprinklered with quick response sprinklers. The fire alarm horns and strobes are located in the corridors outside of the exam and consultation rooms. The sound pressure level within the exam and consultation rooms, when the fire alarm system is activated, will be at least 15 dBA above the ambient noise level. The Commission has approved identical variances for other projects in this building.
- 13-07-53 CI **Indiana State Fair Coliseum – Indianapolis**
The public will be allowed to tour the Coliseum during the complete renovation in violation of the General Administrative Code rules for the building being maintained as required and without the new construction being completed. The proponent advises that the Indiana State Fair Commission will maintain strict entrance control and access. The Coliseum will be opened only during daylight hours and the visitors will be confined to a pathway that passes through the center of the Coliseum. The pathway will be twenty feet in width, controlled with fencing to prevent visitors from entering the rest of the Coliseum. During all other hours, the facility will be secured to prevent unauthorized entry. There will be a four foot wide section of pathway that will be ADA compliant. Security personnel will be at each doorway to direct visitors and keep the flow moving. It appears that this is going to be done during the fair and the proponent advises that no construction will be done during the fair.
- 13-07-54 CI **Do 317 Lounge – Indianapolis**
The approximately 1,000 sq. ft. suite will be converted from a “B” occupancy to an “A-2” lounge and the variance is to permit the “A-2” occupancy to be used without complying with either the requirements for new construction or Chapter 3410 of the IBC. The proponent advises that the calculated occupant load will be 119, based upon standing room for most of the space and a small performance platform for live music and presentations which will occur approximately 4 to 8 times per month. The small performance platform is for live music and presentations. The space will also be used for smaller group meetings occasionally. The building is comprised of two structures dating from the mid 1880’s and 1920’s. The building is type IIIB construction with approximately 57,000 square feet total floor area. The building is two stories in height with a small partial third story. The proponent advises that the tenant space will be provided with a fire alarm system, consisting of horns and strobes and a smoke detection system to actuate the system. A smoke detection system will be provided in the 2nd floor corridor system leading to the 3 egress stairs from the 2nd floor and the smoke detection will actuate the fire alarm in the tenant space. The actuation of the fire alarm will shut off the sound system via a shunt trip. There will be 2 new remotely located exit doors provided from the space, equipped with panic hardware. There will no cooking within the tenant space. Minimal pre-prepared foods will be served. The hardship is due to the small relative size of this space (less than 2% of the building area), the cost to bring the building into compliance would make the proposed tenant use not feasible economically. What’s on the 3rd floor? What are all of the code items needed to bring into compliance and the cost?

- 13-07-55 CI **702 North LLC – Indianapolis** Project #363867
The code required one hour fire resistive separation for the vertical exit enclosure will not be provided for the second floor of this single tenant office space. The proponent advises that the main exit discharge doors occur directly at the bottom of the main exit stair. The second floor is provided with a second stairway, where only one is required. The separation distance between the two stairways is greater than ½ the diagonal of the entire second floor. The building is of type VB construction. The first floor is provided with 3 independent exits. The proponent advises that, if the building was sprinklered, the stairs could remain unenclosed, however the cost to install a sprinkler system and/or constructing a water main beneath Capital Ave. is cost prohibitive and the current ¾ inch water line is not large enough for a sprinkler system, including an NFPA 13D system. Are the addition of the 2nd stairway and the separation of the stairways sufficient alternatives?
- 13-07-56 CI **The Legends of Golf Club Assembly Building - Franklin** Project #364109
 (a) *The code required 1-hour separation for the storage room classified as an incidental use area per Table 508.2, will not be provided.* The building is classified as A-2 occupancy and type V-B construction. The building will be used for lunches and banquet dinners from May through September, and will replace the temporary tent structures that have been previously used on site. The separation in place consists of a layer of 5/8-inch Type X gypsum board installed over SmartSide paneling on the storage room side of the 2x4 wood stud walls and on the ceiling of the storage room. The door assembly is 45-minute rated as required by code. The proponent advises that the separation provided will protect the assembly room from the storage room per code intent. If the design would have been declared as a mixed use A-2 (assembly) and S-1 (storage) occupancy, nonseparated occupancies, the fire rated separation would not have been required. Variance #13-04-47 was approved to not provide the required automatic sprinkler system in the A-2 occupancy. The 2012 International Building Code, Table 509, no longer classifies storage rooms as incidental use areas. A separation will only be required if storage rooms are classified as S-1 occupancy and the building does not comply with nonseparated occupancies. The hardship is that this is an as-built condition.
- AI (b) *The code required vertical grab bar alongside the water closet will not be provided.* The 2010 ADA Accessibility Guidelines requires only the horizontal grab bar to be alongside the water closet. The as-built design complies fully with ADAAG. The hardship is, installing a vertical grab bar alongside the water closet due to the location of the as-installed window in the exterior wall.
- 13-07-57(a)(b) C **Nativity Catholic Church – Indianapolis** Project #364905
 (a) *The code required fire hydrant connected to a water supply, will not be provided within 400 feet of the new storage building.* This 1,088 sq. ft. type V-B storage building will be used for the storage of site maintenance equipment. The walls will be constructed of non-combustible 8" CMU walls. The building will be located 52 feet away from the nearest existing structure (school gymnasium). It faces Meadow Drive on the east side of the building and an open field on the west and south sides. Access to the building will be

limited to two or three employees. The nearest public water supply capable of supplying a fire hydrant is 1,800 to 2,000 feet from the site.

- A (b) *The code required drinking fountain, service sink, toilet facilities, and emergency shower and eyewash will not be provided in this S-1 occupancy, storage building.* A drinking fountain, toilet facilities, and a service sink, is provided within the adjacent existing school building. The proponent advises that the owner will provide a double bottle eyewash station in the new building for immediate flushing and that bottle eyewash stations are regarded as secondary or supplemental eyewashes under the ANSI Z358-2009 standard. The hardship is the cost of bringing plumbing piping, waste lines, and fixtures into the building, which would more than triple the cost and make the project infeasible. Public toilets, drinking fountains, and a service sink are located within 80 feet of the proposed storage building.

13-07-58

BI

Brehob Warehouse - Indianapolis

Project #363871

The Building Code, in Table 29, requires a service sink in S occupancies. The request is to omit the service sink.

